154.0	0002	0002.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	667,200 /	667,200
					USE VALUE:	667,200 /	667,200
					ASSESSED:	667,200 /	667,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCOTT MARY J
Owner 2:	
Owner 3:	
Street 1:	20 BELLINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FARREN KATHLEEN -
Owner 2:	-
Street 1:	20 BELLINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,823 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1927, having primarily Wood Shingle Exterior and 852 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6823.000	163,500	3,900	499,800	667,200
Total Card	0.157	163,500	3,900	499,800	667,200
Total Parcel	0.157	163,500	3,900	499,800	667,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 783.10 | /Parcel: 783.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102560
GIS Ref
GIS Ref
Insp Date 05/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 154.0-0002-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	163,500	3900	6,823.	499,800	667,200	667,200	Year End Roll	12/18/2019
2019	101	FV	158,600	3900	6,823.	468,500	631,000	631,000	Year End Roll	1/3/2019
2018	101	FV	158,500	3900	6,823.	387,300	549,700	549,700	Year End Roll	12/20/2017
2017	101	FV	158,500	3900	6,823.	356,100	518,500	518,500	Year End Roll	1/3/2017
2016	101	FV	158,500	3900	6,823.	324,800	487,200	487,200	Year End	1/4/2016
2015	101	FV	140,400	3900	6,823.	318,600	462,900	462,900	Year End Roll	12/11/2014
2014	101	FV	140,400	3900	6,823.	296,100	440,400	440,400	Year End Roll	12/16/2013
2013	101	FV	140,400	3900	6,823.	281,700	426,000	426,000		12/13/2012

!12097!

PRINT

Date	Time
12/11/20	02:12:45

LAST REV

Date	Time
05/17/18	18:10:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12097

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARREN KATHLEEN	39887-273		7/10/2003		403,000	No	No		
	19541-555		12/1/1988		179,500	No	No		Y

USER DEFINED

Prior Id # 1:	102560
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2007	732	New Wind	20,007					
6/26/1995	365	Manual	1,000					REPAIR PORCHES/ROO

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Inspected	CC	Chris C
4/27/2018	MEAS&NOTICE	BS	Barbara S
11/4/2008	Meas/Inspect	163	PATRIOT
12/13/2004	MLS	HC	Helen Chinal
5/8/2000	Mailer Sent		
4/18/2000	Measured	263	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6823		Sq. Ft.	Site		0	80.	0.92	9									499,755						499,800	

Total AC/HA: 0.15663 | Total SF/SM: 6823 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 499,755 | Spl Credit | Total: 499,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	120.261
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	200825
Depreciation:	37354
Depreciated Total:	163472

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

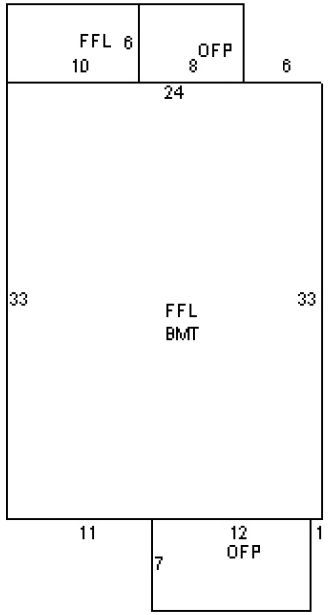
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	120.26
Special Features:	0	Val/Su Net:	92.06
Final Total:	163500	Val/Su SzAd	191.90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	852	120.260	102,462
BMT	Basement	792	36.080	28,574
OFP	Open Porch	132	28.700	3,789

Net Sketched Area:	1,776			Total:	134,825
Size Ad	852	Gross Are	1776	FinArea	852

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

154.0-0002-0002.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X14	A	AV	1927	24.40	T	40	101			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:	Total: 3,900